

BRIARWOOD LODGE

160 Spring St, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Created from a historic church, Briarwood Lodge is a one of a kind property that beautifully blends timeless architecture with modern accommodations in the heart of Downtown Eureka Springs. Just one block from the city's vibrant shopping, dining, entertainment, and attractions, this distinctive inn offers guests an unforgettable stay while providing investors with a truly unique lodging opportunity. The property features a collection of architecturally distinctive suites, ranging from a fully appointed luxury apartment to dramatic loft style accommodations, each thoughtfully designed to highlight the building's historic character. Stunning original 1880s stained glass windows serve as a centerpiece throughout the property, creating an atmosphere unlike any other in the area. Guests enjoy the convenience of one dedicated on-site parking space for each suite, a valuable amenity in Downtown Eureka Springs. Combining historic charm, exceptional craftsmanship, and an unbeatable walkable location, Briarwood Lodge presents a rare opportunity to own an iconic hospitality property in one of Arkansas' most sought after tourist destinations.

PROPERTY HIGHLIGHTS

- Historic church thoughtfully converted into a charming boutique inn
- Includes a fully appointed luxury apartment and dramatic loft-style suites
- Dedicated on-site parking space for each suite
- Rare opportunity to own an iconic and architecturally significant lodging property

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Rooms:	6
Lot Size:	0.11 Acres
Building Size:	7,453 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,381	2,613	7,090
Total Population	2,938	5,617	16,042
Average HH Income	\$66,320	\$68,633	\$75,214

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SALMONSEN GROUP

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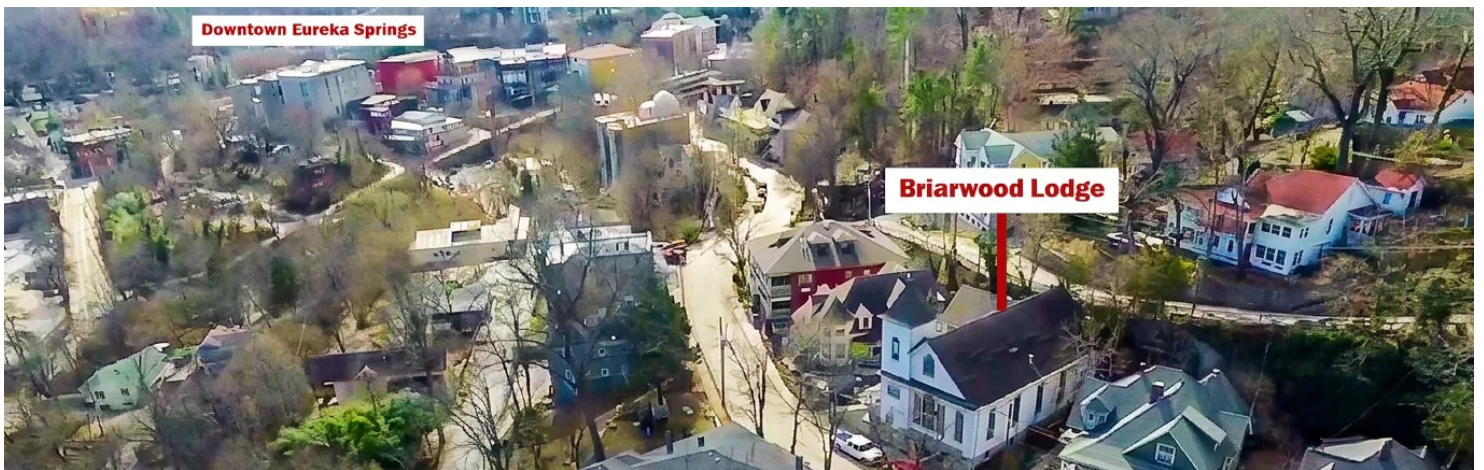
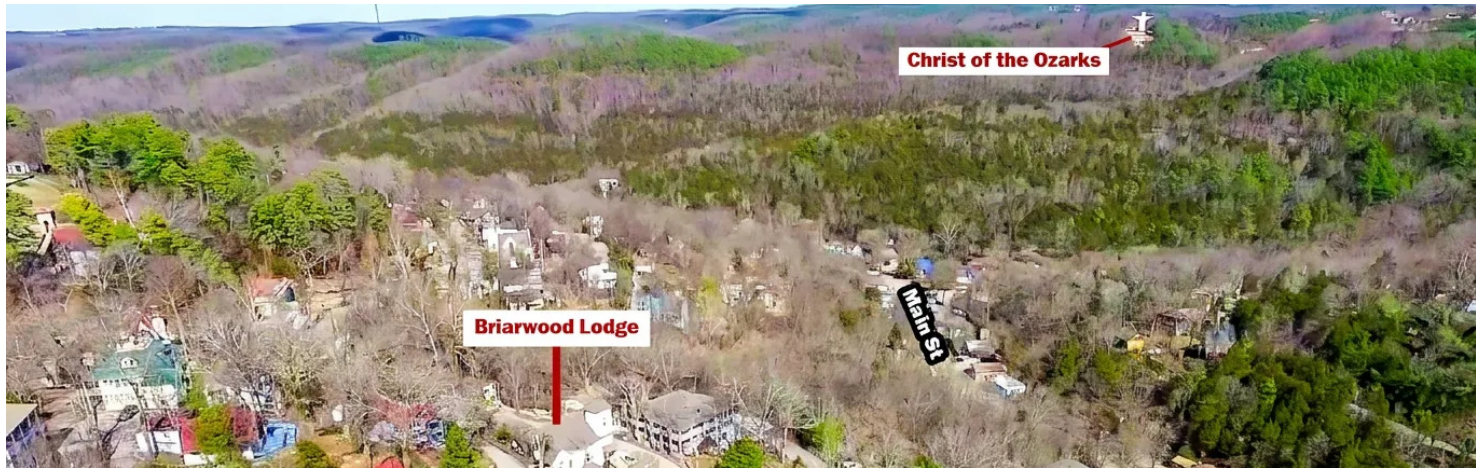
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201 SW 14th St.
Suite 203
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HISTORIC INN FOR SALE ONE BLOCK FROM DOWNTOWN



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BRIARWOOD LODGE - THE OVERLOOK

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BRIARWOOD LODGE - LIGHTHOUSE

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BRIARWOOD LODGE - MUSIC

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BRIARWOOD LODGE - PARIS

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BRIARWOOD LODGE - ASHLEY

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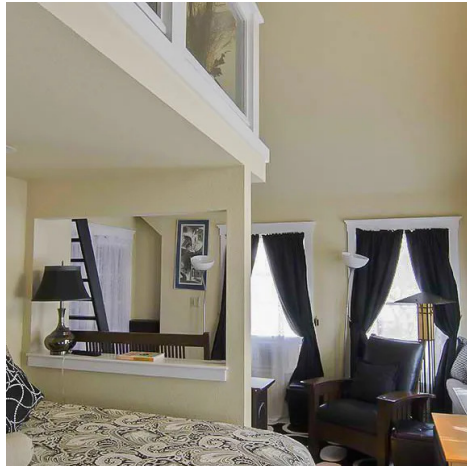
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BRIARWOOD LODGE - THE APARTMENT

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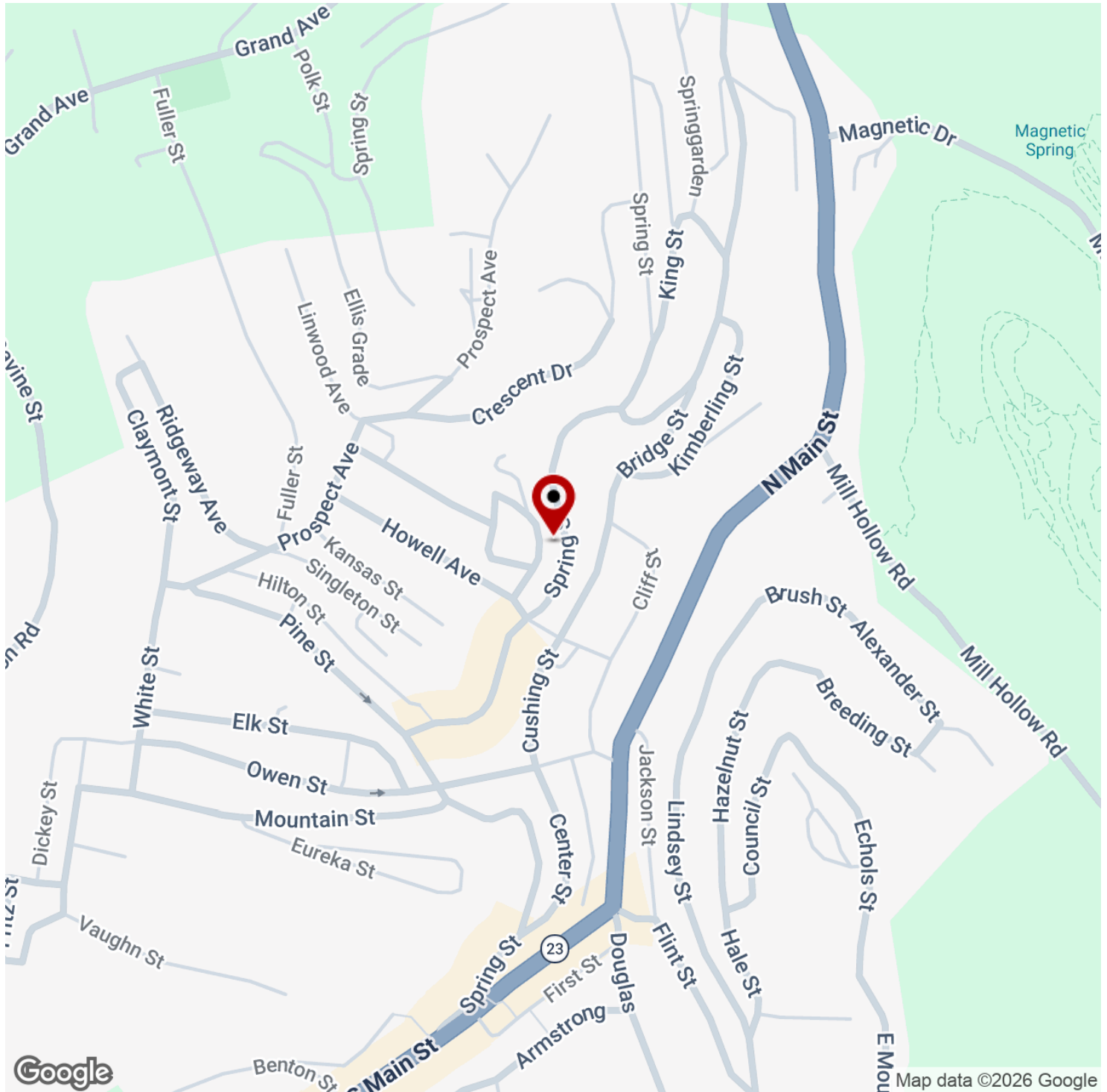
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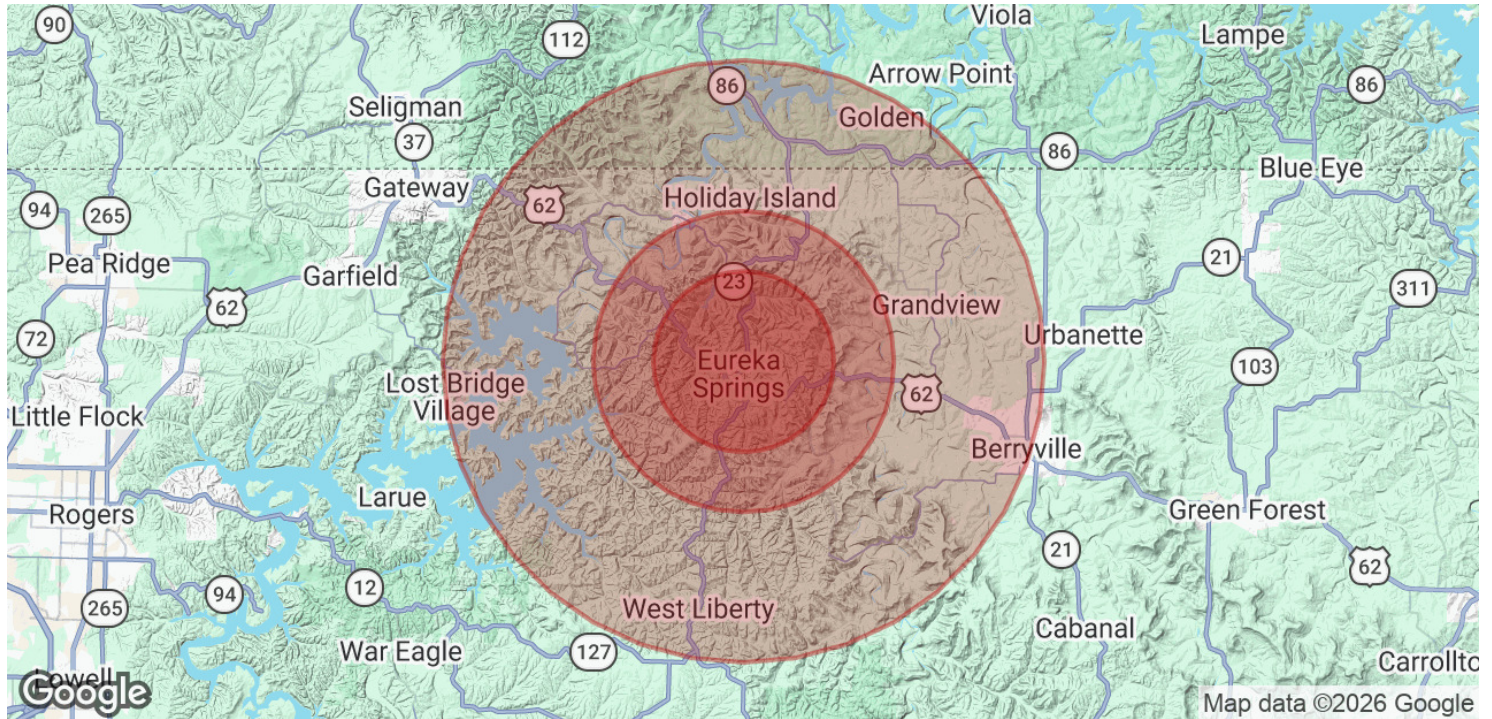
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,938	5,617	16,042
Average Age	53.3	54.8	50.0
Average Age (Male)	54.0	55.4	51.1
Average Age (Female)	52.6	54.2	50.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,381	2,613	7,090
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$66,320	\$68,633	\$75,214
Average House Value	\$258,970	\$253,228	\$238,599

2023 American Community Survey (ACS)

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